

# **\$1,599,000 - 5262 Kenilworth Drive, Huntington Beach**

MLS® #OC25008188

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**\$1,599,000**

4 Bedroom, 3.00 Bathroom, 2,373 sqft

Residential on 0 Acres

Prestige (15) Tr 5792 (PRES), Huntington Beach,

Location, Location, Location! This lovely home resides in the highly sought after "Prestige" tract and is less than 2 miles to the ocean. The home has been well cared for by it's original owners and is on the market for the 1st time. As you approach the front door, there is a nice sized covered porch area. Once inside, you are greeted by a formal living room which flows into a large dining room. There is a nice sized kitchen with a garden window at the rear of the house, along with a family room which features nice laminate wood flooring and a gas or wood burning fireplace. There is also a half bath/powder room on the 1st floor. All of the bedrooms are upstairs, with walk-in closets in the middle bedroom as well as the primary bedroom. The upstairs hall bath offers a double sink and tile flooring. Bonus features include; dual pane windows & slider, copper plumbing, an upgraded 150 amp electrical panel, air conditioning and a Nature Guard shake tile roof. The South facing rear yard is private, spacious and comes with a beautiful mature tree, a lemon tree, patio, grassy area plus block wall fencing. There are walking and biking trails nearby, which lead to a park and the beach. The home is also located in an excellent school district with nearby restaurants, shopping, golf, parks and is less than a 5 minute drive to the beach!



Built in 1965

## **Essential Information**

MLS® #	OC25008188
Price	\$1,599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,373
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Randolph Aguilar
Listing Office	RE/MAX Select One

### **Community Information**

Address	5262 Kenilworth Drive
Area	15 - West Huntington Beach
Subdivision	Prestige (15) Tr 5792 (PRES)
City	Huntington Beach
County	Orange
Zip Code	92649

### **Amenities**

Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco, Copper Plumbing
Lot Description	Back Yard, Front Yard, Lawn, Yard
Windows	Double Pane Windows, Garden Window(s)
Roof	Shake
Construction	Stucco, Copper Plumbing

Foundation	Slab
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## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Separate/Formal Dining Room, All Bedrooms Up, Walk-In Closet(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
Middle	Marine View
High	Huntington Beach

## Additional Information

Date Listed	January 16th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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